

**17 Clevedon Road
Blackpool**

REF: INV518M

- * **Investment Property Comprising
3 Self Contained Flats (1 Flat Tenanted)**
- * **North shore, Blackpool**
- * **Close to Promenade & Entertainments**
- * **Mid Terraced Property**
- * **In Good Order Throughout**
- * **Potential Income £17,400 per annum**
- * **Private Parking for 2 Motor Vehicles**
- * **Viewing Recommended**

**DESCRIPTION: **FOR SALE BY ONLINE
AUCTION**** On behalf of Pattinson Auctions
Kenricks are pleased to offer these 3 Self-Contained
Flats for sale.



This mid terraced property is situated in North Shore Blackpool, being close to the Promenade, Entertainments and local amenities.

Viewing Recommended

Ground Floor Flat 1

Hallway leading to:

Lounge.

Shower Room comprising shower, toilet and sink.

Bedroom.

Kitchen.

Double Bedroom.

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Stairs leading to:

First Floor Flat 2

Landing Area.

Lounge.

Kitchen.

Bathroom comprising shower, toilet and sink.

Double Bedroom.

First Floor Flat 3 (Bedsit)

Landing Area.

Living Room / Bedroom.

Kitchen.

Bathroom comprising bath, sink & toilet.



EXTERIOR: Private Yard to the rear of Flat 1 with brick built outhouse and parking for 1 motor vehicle. Forecourt with unallocated parking for 1 motor vehicle.

AGENTS NOTES: Flat 1 has gas central heating. Each flat has separate electric sub meters.

Sales are subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: The property has recently been repointed. We have been informed that Flat 2 currently draws £368 per calendar month. Flat 1 & 3 are currently vacant but could potentially draw when let £650 per calendar month and £475 per calendar month respectively. When fully let the property could draw £17,400 per annum.

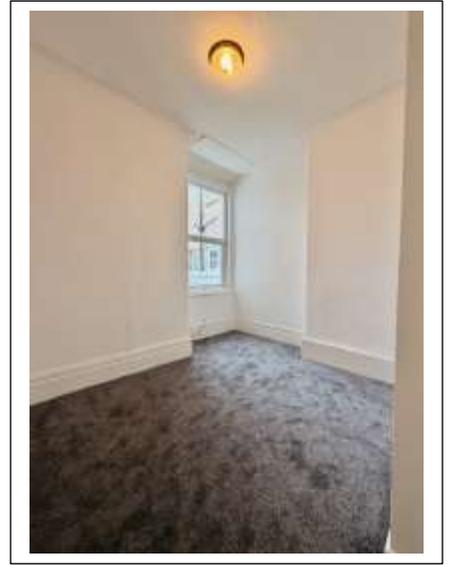
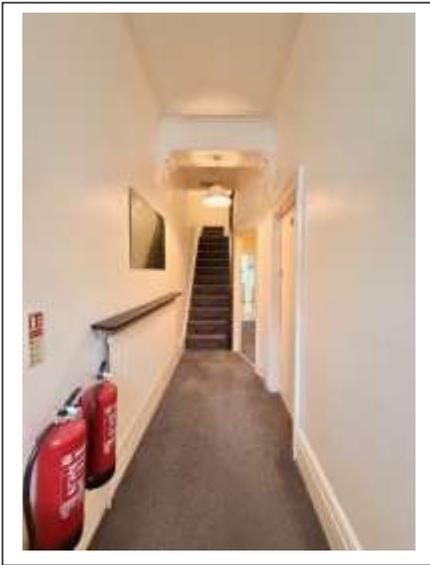
TENURE: Freehold.

STARTING BID: £105,000.

VIEWING: By appointment through
Kenricks 01253 420420



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